

REVISED
REZONING PROJECT NARRATIVE
CATTLETRACK RANCH
Revised October 16, 2003

Request

This is a request for rezoning from R1-35 and R1-43 to R1-35 Planned Residential District (PRD) on a 6.02± acre (gross) residential infill property located at the southwest corner of Cattletrack and Lincoln. The purposed R1-35 PRD zoning would allow 7 homes on the 6.02± acre site at a density of approximately 1.16 dwelling units per acre.

Neighborhood Context

The property is surrounded by vacant and older non-subdivided residential development and the Arizona Canal on the east, water company facilities and arts/special campus uses to the southeast, as well as acre lot development to the south, an acre lot subdivision to the west and the townhome developments of 7600 Lincoln and Lincoln Place to the north and northwest. The included property is either vacant or developed with older homes in need of refurbishment.

The subdivision to the west was developed approximately 30 years ago and 7600 Lincoln approximately 10 years ago. With the establishment of the Cultural Institutional designation on the Cattletrack Ranch arts district area in the 90s, the subject 6.02± acre property was left as part of a small remnant area in need of redevelopment to complement the changed circumstances to the north and south.

At the edge, but not really part of, the residential neighborhood to the west and separating that neighborhood from the increasing traffic impacts of Cattletrack, the 6.02± acre parcel has proven difficult in attracting the reinvestment in redevelopment that the area needs. The narrowness of the property between Cattletrack and the canal to the east has also made its redevelopment extremely problematic. The primary obstacles to attracting reinvestment in this intersection area are the increasing traffic on Lincoln and Cattletrack and the resistance of homebuyers to front onto a heavily traveled street with its accompanying safety hazards, difficulty of driveway access and noise impacts.

The rezoning request offers the opportunity for single family homes which do not have to front onto Cattletrack and can be located instead with side yards on Cattletrack and Lincoln. This shift in home positioning relative to Cattletrack and Lincoln is critical to attracting reinvestment in the area and cannot be accomplished without this proposed rezoning.

Conformance to the General Plan

Scottsdale's General Plan document itself provides guidance to its use in circumstances such as these at the Cattletrack-Lincoln intersection:

Rezoning Project Narrative

Cattletrack and Lincoln

Page 2

The General Plan represents goals and policies to guide the community over a 20 to 25 year period.... There is a natural tendency to presume that the Plan as adopted will be applied in its entirety with minimal change over that period of time. But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. Making long-range decisions means that issues need to be periodically readdressed to reflect new or emerging circumstances.

As with any flexible policy document, there is room for interpretation on the policies and goals contained in these elements, and flexibility is needed to meet the overall objectives. (pp. 11-12)

The General Plan also states that it is designed to be “a broad, flexible document that changes as the community needs, conditions and direction change.” (p. 17) One of the areas in which changed conditions and community needs has surfaced and will continue to surface more and more in the future as vacant land available for development contracts, is the redevelopment of infill pockets like this within more mature areas of the City. The General Plan recognizes the increasing importance of infill areas: “Infill development will become more significant, and revitalization will become a major focus of activity in the community.” (p. 37) Because the 1.16 DU/AC density requested is within the 1.25 allowed by the R1-35 one-per-acre district under the PRD, no General Plan Amendment is required, as the General Plan states in its description of Rural Neighborhoods; densities are “usually one house per one acre (or more) of land.” (Emphasis Added.)

This request for zoning addresses a particularly challenging infill pocket area. The approximately 6.02± acre property southeast of the Cattletrack and Lincoln intersection is characterized by a combination of vacant, aging and underutilized properties. It is an area in need of investment but facing substantial impediments to redevelopment with the existing R1-43 and R1-35 zoning.

Because Cattletrack is highly traveled for its street classification and width, fronting homes on Cattletrack makes them obviously less desirable. In addition, the vacant and deteriorating properties in this infill area create major disincentives for piecemeal acre lot development. Because of the impacts to the properties fronting on Cattletrack, homes there cannot offer the quiet, low traffic, rural, acre lot residential experience like the subdivision to the immediate west. Homebuyers want the feel of being within a community not simply in a home lined up with a row of other homes fronting a highly traveled street. Without a change in zoning of this area, it is likely to remain vacant, continue to deteriorate and detract from the value of surrounding properties to the north, west and south.

Providing appropriate transitional and buffering development on the heavily traveled roadway edges of neighborhoods in Scottsdale has proven essential in stabilizing adjacent interior residential neighborhoods. This stabilization of “edges” has resulted in reinvestment that eliminates deterioration and assemblages within the adjacent interior residential neighborhoods. As edges are protected and as homeowners invest in interior residential properties, the increased

Rezoning Project Narrative

Cattletrack and Lincoln

Page 3

single family values make the homes more desirable and too costly to assemble for rezoning. This stabilizing and preserving influence of buffering roadway edge development has been experienced along Shea Boulevard, the Hayden – 84th Street area, for example, along Scottsdale and Thomas Roads and other major arterials. In these areas, the adjacent interior residential neighborhoods have been strengthened by appropriate protection of the edges, have attracted reinvestment in their older homes, have experienced increased property values and have not been rezoned to match the edge uses as some feared they might have been.

The proposed rezoning would allow this unique infill pocket to develop with compatible rural styled homes on slightly smaller lots that would not have to front onto Cattletrack or Lincoln without amending the General Plan. The reinvestment in the area in these new homes at a highly desirable, in-town location would strengthen and protect the adjacent single family residential neighborhood, enhance surrounding property values and prevent the deterioration and lower values which are the primary causes of assemblage resulting in rezoning requests.

Site Plan

This request for R1-35 PRD zoning on the 6.02± acre parcel at the southwest corner of Cattletrack and Lincoln will allow for the development of a unique rural character subdivision to include housing styles and designs that reflect a rural and diverse character similar to the adjacent SuCasa subdivision to the west. The new subdivision would provide a stabilizing transition from the higher density housing product to the north to the larger lot single-family homes to the south and west. It has been redesigned with only four homes next to the adjacent five homes in Su Casa. In addition, one-story low profile homes are proposed for this residential community to reflect the adjacent rural residential context to the south and west. The proposed plan meets the purposes of the PRD District, which, according to the Scottsdale Zoning Ordinance, includes imaginative and innovative site planning, permitting greater flexibility in design of residential neighborhoods and enabling the development of parcels that would be difficult to develop under conventional zoning and subdivision regulations and development standards.

The site plan has been specifically designed to integrate the proposed residential community into its rural context. The creative use of retention areas to provide visually open corners and allow views into the community avoids the totally walled-in feeling typical with many infill projects. Instead of internalizing the open space as solely an amenity for the seven homes themselves, the innovative site plan externalizes the open space making it an amenity for the entire neighborhood. The innovative site plan is internally oriented creating quiet and safe residential entry drives, and also protecting the privacy of residents while maintaining the rural character along Cattletrack. The streetscape along Cattletrack will include desert landscaping consistent with the surrounding residential areas and an undulating theme wall designed with a rural character along portions of Lincoln and Cattletrack. The proposed open space amenities incorporate a passive play area and a pedestrian pathway connection linking residents with the Indian Bend Wash and the canal open space corridor east of Cattletrack. The link to the recreational activities such as walking, jogging and bicycling will make the proximity to the

Rezoning Project Narrative

Cattletrack and Lincoln

Page 4

Indian Bend Wash trail system a very desirable amenity for residents in the new subdivision. The 1) innovative site plan; 2) provision of common open space including a pathway connection to the Indian Bend Wash trail system; 3) interior amenities including the passive play areas and pathway connection to the Wash; and 4) substantial public benefit in preserving the rural character and providing efficient circulation with only two entry drives on Cattletrack are the PRD factors incorporated with this subdivision design, which allow for the minimal density increase from the R1-35 district's 1.05 base density to the 1.16 proposed under the requested R1-35 PRD. Amended Development Standards have been used to tailor this difficult infill site to its unique setting and create amenities that could not otherwise be provided.

The proposed subdivision design has two entry drives off of Cattletrack which eliminates multiple driveways along this minor collector frontage. The subdivision consists of 7 single-family lots ranging from approximately 25,000 s.f. to 39,000 s.f. with an average of 31,500 s.f. to be constructed within the R1-35 PRD zoning district with its Amended Development Standards. On-lot retention is provided in the northeast and southeast corners of the project and has been designed to function as an open space amenity.

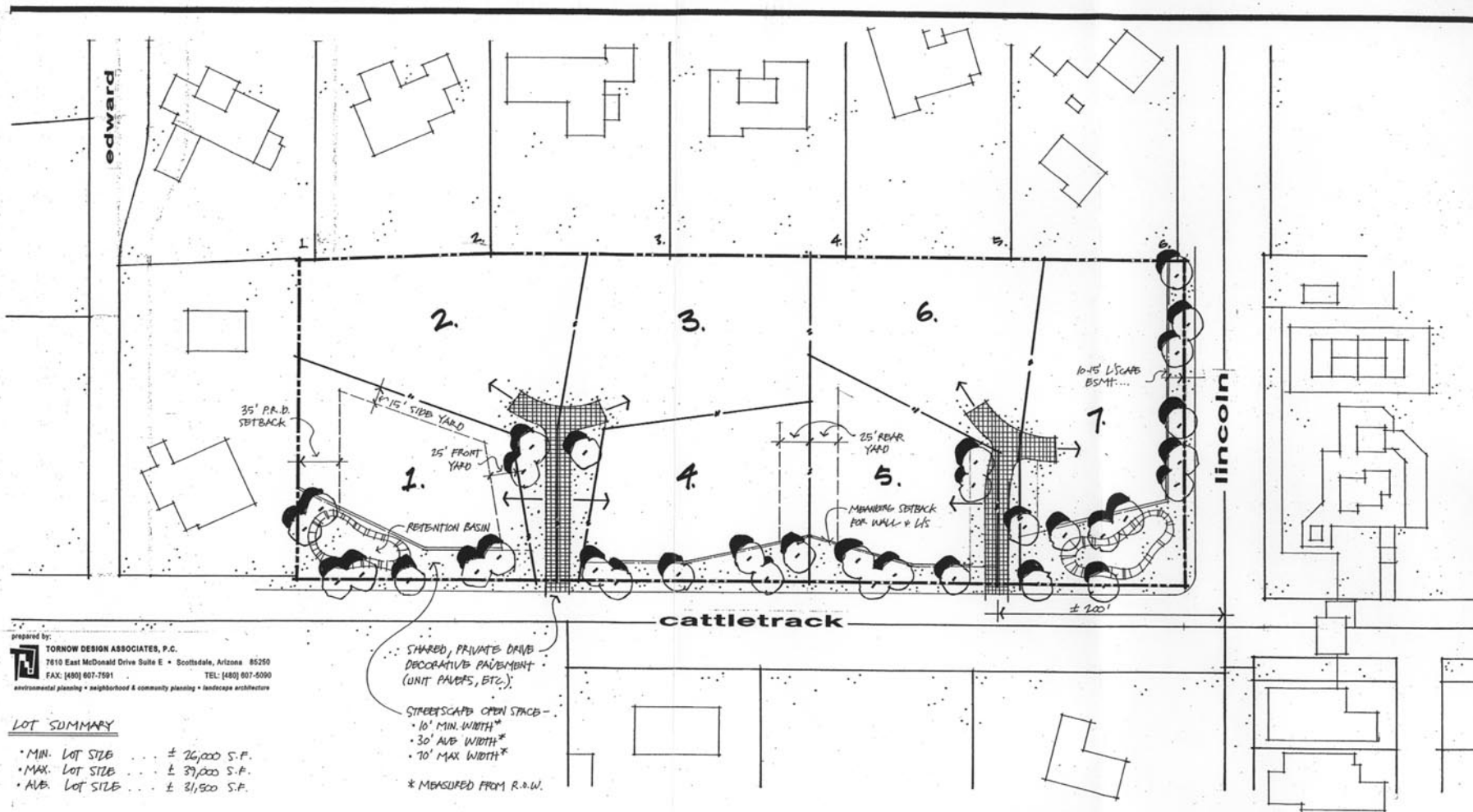
Amended Standards

R1-35

Development Standard	Ordinance Requirement	Proposed Amendment	Proposed Reduction
Minimum Lot Size	35,000 s.f.	25,000 s.f.	29%
Minimum Lot Width	135'	100'	25%
Flag Lot	--	20'	--
Minimum Front Yard Setback	40'	25'	37%
Minimum Rear Yard Setback	35'	25'/35'	19%
Minimum Side Yard Setback	15'	15'	N.C.

PRD Perimeter Setback Requirements

Development Standard	R1-35 Requirement
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	35'
Minimum Side Yard Setback	15'
Applicable Location	West/ South property lines



Proposed Development Plan for:

cattletrack ranch

12-ZN-2003

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